



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: November 23, 2004

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Feed Lot (CSU-40017)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the September 1, 2004 public hearing, the County Planning Commission voted 6-0 (Commissioner Montano excused) to recommend approval of a request for a Special Use Permit for a Feed Lot on Tract 2A, Land of Efren C. Saavedra, located at 2825 Arenal Road SW, zoned A-1, containing approximately 1.11 acres. The decision was based on the following nine (9) Findings and subject to the following fourteen (14) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Feed Lot on Tract 2A, Land of Efren C. Saavedra, located at 2825 Arenal Road SW, zoned A-1, containing approximately 1.11 acres.
2. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan in that policy I calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
3. This request is consistent with Resolution 116-86, in that the proposed land use is consistent with the public interest, health, safety, and general welfare of the area in that the applicant has addressed issues of concern identified by the Office of Environmental Health and has complied with Bernalillo County Health and Sanitation Code Section 42-452.
4. This request has substantial neighborhood support.
5. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
6. This request is consistent with the Southwest Area in that Policy 26 calls for the protection of agricultural practices.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

8. The applicant acknowledges that the use has outgrown the site and will need to relocate to another location at the end of the time period used for the Special Use Permit.
9. This request is consistent with Resolution 166-86 in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry in the plan area.

Conditions:

1. In the event of future residential uses are developed adjacent to the subject site, a solid wall or solid fence at least six feet high shall be erected within 120 days from the date of residential construction and shall be erected on sides abutting any residential uses.
2. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
3. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.
4. Any site lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
5. Street trees shall be planted at thirty (30) feet on center along Arenal Road.
6. No outdoor speakers or amplified sound systems shall be permitted.
7. The applicant shall connect to the City of Albuquerque Sewer System. In the interim, the applicant shall contact the Bernalillo County Office of Environmental Health in order to secure the proper permits for the septic tanks on this site.
8. The applicant shall provide gravel or other appropriate surface material to cover the ground area proposed for vehicle storage in order to prevent dust and maintain air quality for the surrounding area.
9. The applicant shall contact the Bernalillo County Office of Environmental Health to establish the appropriate procedures and facilities for the containment and disposal of all waste products related to the feedlot operation on this site. Verification of Environmental Health approval shall be submitted to the Zoning Administrator within three months of final approval of the Special Use Permit.
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
11. There shall be no more than 150 head of livestock at any one time.
12. The Special Use Permit shall be issued for five (5) years.
13. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commission approval.

14. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (September 3, 2004).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval